

Dublin City Council

(29/09/2025-05/10/2025)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

WEEKLY PLANNING LISTS

**Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

 (b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

**Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**



**Area 1
COMMERCIAL**

**Area** Area 1 - South East
**Application Number** 3401/25
**Application Type** Permission
**Applicant** The Brabazon Trust
**Location** The Brabazon Nursing Home, 2 Gilford Road, Dublin 4
**Registration Date** 29/09/2025
**Additional Information**
**Proposal**: We, the Brabazon Trust, intend to apply for Planning Permission for the erection and maintenance for a period of five years of a 1 12m² prefabricated building with connection to existing Dining Room to replace the existing marquee containing dining facilities erected in 2020 as a temporary health measure to combat the spread of the coronavirus; new building to provide dining facilities, lobbies, accessible C, associated access ramps and steps and all other associated external works, all at The Brabazon Nursing Home, Brabazon House, 2 Gilford Road, Dublin 4 D04 TN93

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5261/25
**Application Type** Permission
**Applicant** Drewsman Properties Limited
**Location** Site to rear of 153, Rathgar Road, Dublin 6, D06 T992
**Registration Date** 29/09/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE for construction of 3 bed 2 storey over basement dwelling, with amended landscaping & site works with provision for bicycle and bin storage is made within the site. The site is within the curtilage of a Protected Structure at No. 153 Rathgar Road by Drewsman Properties Limited

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5265/25
**Application Type** Permission
**Applicant** Drewsman Properties Limited
**Location** Site to rear of 153, Rathgar Road, Dublin 6, D06 T992
**Registration Date** 30/09/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: for construction of 3 bed 2 storey over basement dwelling, with amended landscaping & site works with provision for bicycle and bin storage is made within the site. The site is within the curtilage of a Protected Structure at No. 153 Rathgar Road by Drewsman Properties Limited

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5272/25
**Application Type** Retention Permission
**Applicant** Capital Estates Management Limited
**Location** No's 6-9 Camden Place, No. 16 Camden Street and No's
 2-6 Camden Villas, Camden Street, Dublin 2
**Registration Date** 01/10/2025
**Additional Information**
**Proposal**: RETENTION: Temporary Retention Permission for two storey extension in Camden Villas to rear of No. 9 Camden Buildings containing open and enclosed storage at ground floor level (16 Sq. m), first floor boiler house (4.2 sq. m) with external water tanks adjacent all for use as part of an existing guest house / hostel currently leased to Dublin City Council for use as Emergency Accommodation

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5273/25
**Application Type** Retention Permission
**Applicant** Capital Estates Management Limited
**Location** 6-9 Camden Place, No. 16 Camden Street and Nos. 2 - 6
 Camden Villas,, Camden Street, Dublin 2.
**Registration Date** 01/10/2025
**Additional Information**
**Proposal**: RETENTION PERMISSION: Temporary retention permission for single storey laundry room extension adjacent to Nos. 4 & 5 Camden Villas for use as part of an existing guest house / hostel currently leased to Dublin City Council for use as Emergency Accommodation

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5286/25
**Application Type** Permission
**Applicant** SKC Nominees ULC
**Location** Harcourt Square, Harcourt Street and Charlotte Way,
 Dublin 2
**Registration Date** 02/10/2025
**Additional Information**
**Proposal**: Signage on the external elevations of the building comprising: the installation of a company sign at second floor level over the main building entrance facing Harcourt Street consisting of individually mounted internally illuminated steel framed letters and logo and the installation of a company sign at fourth floor level on the Charlotte Way elevation consisting of individually mounted internally illuminated steel framed letters and logo

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5287/25
**Application Type** Permission
**Applicant** Khan Family Incorporated Limited
**Location** 75 Aungier Street, Dublin 2
**Registration Date** 02/10/2025
**Additional Information**
**Proposal**: The proposed development relates to permission for a change of use of ground floor unit of 75 Aungier Street (c. 82.44 sq.m) from permitted use as a retail unit (as permitted under DCC Reg. Ref.: 3971/15 & ABP Ref. PL29S.246555) to a café/restaurant unit with takeaway use for the sale of coffee and/or food/hot food for consumption off premises. Permission is also sought for alterations to the existing unit façade to incorporate ventilation grilles and a single banner signage over the unit of 0.735m x 6.095m, including slim line light trough.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5292/25
**Application Type** Permission
**Applicant** Sawbridge Ltd.
**Location** 210 Rathmines Road Lower, Rathmines, Dublin 6
**Registration Date** 03/10/2025
**Additional Information**
**Proposal**: The removal of the existing shopfront/signage at ground floor level of the Omniplex Cinema and replacement with a new shopfront/signage including two projecting high level signs.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5298/25
**Application Type** Permission
**Applicant** Sonia Gleeson
**Location** Lands to the rear of 23 Harrington Street and to the
 side of 12 Stamer Street, Saint Kevin’s, Dublin 8
**Registration Date** 03/10/2025
**Additional Information**
**Proposal**: RETENTION & PERMISSON: is sought for the demolition of a single storey shed structure to the rear of No. 23 Harrington Street and to the north of No. 12 Stamer Street. Permission is sought for alterations to a previously granted residential development under Reg. Ref. 3815/23. The alterations proposed include: (i) construction of 2 no. three-storey over basement semi-detached residential dwellings (1 no. 3 bed unit (House Type A) and 1 no. 4 bed unit (House Type B). (ii) House A provides for private open space at basement and ground floor with a terrace at second floor level (totalling 36.2 sqm) and House B provides for private open space at ground floor level with a terrace at second floor level (totalling 40.7 sqm). (iii) Provision is made for bin stores and secure bicycle parking spaces for each unit within the curtilage of the site. (iv) The proposal also includes alterations to the existing boundary wall including the omission of the existing vehicular entrance to provide for a pedestrian entrance to House A and separate pedestrian entrance to House B; and (v) all associated works, including boundary treatments, landscaping, drainage and engineering works necessary to facilitate the development.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5302/25
**Application Type** Permission
**Applicant** Emgen Four Gp Limited
**Location** Rear of the Old Storehouse, 3 Crown Alley, Dublin 2,
 and To the rear of 8 Cope Street, Dublin 2.
**Registration Date** 03/10/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Development to consist of construction of a covered area for licensed external-dining consisting of trussed-timber and hipped mono-pitch roof with slate finish, cast iron rainwater goods, lead flashings and 3 No. conservation rooflights, all on cast-iron columns and with new masonry fireplace & chimney plus, alterations to existing building (permitted under planning Ref 4426/24) consisting of a change of use at ground floor level from store to food and bar-servery, also adjustments to door GF-D1 and omission of 2 No. above-counter infills including windows GF-W1 & GF-W2 and replacement with demountable timber shutters, plus adjustments to hard standing and all associated works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5308/25
**Application Type** Permission
**Applicant** Javelin Developments Limited
**Location** 3 Ailesbury Road, Ballsbridge, Dublin 4
**Registration Date** 04/10/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: The erection of a 9 m. high 140 mm to 65 mm diameter flagpole within the building forecourt to include all associated site works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area 1
DOMESTIC**

**Area** Area 1 - South East
**Application Number** WEB5259/25
**Application Type** Permission
**Applicant** Richard and Jennie Harpur
**Location** 73 Rathdown Park, Terenure, Dublin 6w
**Registration Date** 29/09/2025
**Additional Information**
**Proposal**: Provision of an attic level window to the front of previously approved Planning Application Ref WEB1667/24.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5268/25
**Application Type** Permission
**Applicant** Christopher Kennedy Philippa Stokes
**Location** 79, Wellington Road, Ballsbridge, Dublin 4
**Registration Date** 01/10/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: The development will consist of repair and preservation of the brick to the front facade including re-pointing.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5271/25
**Application Type** Permission
**Applicant** Claire O'Donoghue Paul O'Reilly
**Location** 32 Dolphin Road, Drimnagh, Dublin 12
**Registration Date** 01/10/2025
**Additional Information**
**Proposal**: Demolition of existing garage to side, and construction of; new two-storey extension to side with hipped roof, tiled to match existing, new dormer to rear roof, 2no. roof-lights to side roof, new bike and bin store to front, single-storey garden room and relocation of gated access to shared laneway to rear, and all associated drainage and landscaping works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5276/25
**Application Type** Permission
**Applicant** Tom & Crionna Creagh
**Location** 73 Heytesbury Lane, Ballsbridge, Dublin 4, D04 T9W4
**Registration Date** 01/10/2025
**Additional Information**
**Proposal**: A first-floor flat roof extension over an existing single storey roof terrace to the front of the dwelling. The development will also include the installation of a wrought iron railing with standing balcony ledge projecting forward of the new first floor windows and doors.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5277/25
**Application Type** Permission
**Applicant** Enda Lyons, Helen Lyons and Oliver Lyons
**Location** 168 & 170 Kimmage Road Lower, Kimmage, Dublin 6W
**Registration Date** 02/10/2025
**Additional Information**
**Proposal**: Two storey extension at the side and rear of 168 Kimmage Road Lower with alterations to rear and side garden boundary and shared access passage to rear garden,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5281/25
**Application Type** Permission
**Applicant** John McKay and Carol English
**Location** Castleville, 12 Sandymount Green, Dublin 4
**Registration Date** 02/10/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Planning permission is being sought for construction of a 54.2m2, 3.32m high garden room and a 11.82m2, 2.55m high garden shed and removal of an existing 4m2 timber shed. Associated landscaping works include the construction of a 17.25m2, 2.7m high covered outdoor kitchen area, hard & soft landscaping works and surface water connections to existing soakaway.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5283/25
**Application Type** Permission
**Applicant** Christopher Kennedy and Philippa Stokes
**Location** 79 Wellington Road, Ballsbridge, Dublin 4
**Registration Date** 02/10/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: We, Christopher Kennedy and Philippa Stokes intend to apply for planning permission for works at 79 Wellington Road, Ballsbridge, Dublin 4, D04X6C7, a Protected Structure. The development will consist of repair and preservation of the brick to the front facade including re-pointing.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5293/25
**Application Type** Permission
**Applicant** Alan Walsh & Victoria Price
**Location** 10 Castlewood Park, Rathmines, Dublin 6, D06 E2T7
**Registration Date** 03/10/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Renovations, alterations and extensions to the existing two-storey, semi-detached house at 10 Castlewood Park, Rathmines, Dublin 6, D06 E2T7, a Protected Structure, comprising the removal and amendments of existing lean-to roof to return, construction of new flat roof with 1 No. rooflight. New window openings and installation of 1 No. full height window and 1 No. new oriel window in the rear return. Installation of 4 No. new conservation rooflights in the main roof and associated roof works. Restoration of existing timber sash windows and timber doors including re-glazing for energy upgrade works. Replacement of 1 No. sash window with new door, and 1 No. door with timber sash window. Brick repairs and repointing works. External wall insulation of the gable. Restoration of front railings. Repair and replacement of rainwater goods. Hard and soft landscaping including front garden bin and bike storage. Removal of chimney stack in the return below roof level. Removal and alterations to internal partitions and floor layouts. Attic conversion works for provision of non-habitable accommodation including new staircase from first floor to attic floor and associated works. Floor, attic and internal wall insulation. New insulated floor slab in the return, and all associated site development works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5301/25
**Application Type** Permission
**Applicant** Ciaran Bolger & Catherine Moran
**Location** 5, Leahy's Terrace, Dublin 4
**Registration Date** 03/10/2025
**Additional Information**
**Proposal**: The development will consist of the provision of a new vehicular entrance to the front of the property, including alterations to the existing footpath and kerb, and the alteration of sections of the existing railings, together with all associated site works, to provide off-street parking within the existing property boundary.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5305/25
**Application Type** Permission
**Applicant** Claire O'Donoghue Paul O'Reilly
**Location** 32 Dolphin Road, Drimnagh, Dublin 12
**Registration Date** 03/10/2025
**Additional Information**
**Proposal**: Demolition of existing garage to side, and construction of; new two-storey extension to side with hipped roof, tiled to match existing, new dormer to rear roof, 2no. roof-lights to side roof, new bike and bin store to front, single-storey garden room and relocation of gated access to shared laneway to rear, and all associated drainage and landscaping works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5307/25
**Application Type** Permission
**Applicant** Louise Oglesby and Eamonn O'Sullivan
**Location** 16, Kells Road, Crumlin, Dublin 12, D12 V9X5
**Registration Date** 03/10/2025
**Additional Information**
**Proposal**: Conversion of existing attic space comprising of modification of existing roof structure, new access stairs, 2no. roof windows to the front and flat roof dormer to the rear.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5311/25
**Application Type** Permission
**Applicant** Daniel Proctor
**Location** 2, Mount Drummond Square, Dublin 6, D06YY03
**Registration Date** 04/10/2025
**Additional Information**
**Proposal**: The provision of new vehicular entrance and driveway for off street parking and EV charging.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5313/25
**Application Type** Permission
**Applicant** Pedram Forghani
**Location** 14C, Brighton Avenue, Dublin 6, D06 Y042
**Registration Date** 05/10/2025
**Additional Information**
**Proposal**: The development will consist of: Modifications and extensions to the existing dwelling.
The work will consist of the following: 1) Converting the garage to a habitable room with an extension to the front. 2) Extending over the garage and to the front to accommodate a new bedroom, en-suite, and study. 3) Extend the pitched roof over the side extension. 4) A new porch to the front with a flat roof. 5) Extending the rear of the house to the ground floor with a balcony over. 6) Removal of the chimney. 7) Modification to all windows and doors. 8) Widen the vehicle access to 3.5m, install an automated gate and raise the front boundary wall to a height of 1460mm. 9) Internal and external site works and modifications to facilitate the development.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area 1
Decisions**

**Area** Area 1 - South East
**Application Number** 0385/25
**Application Type** Social Housing Exemption Certificate
**Decision** Grant Social Housing Exemption Cert
**Decision Date** 29/09/2025
**Applicant** David & Mark Radburn
**Location** 33 Wexford Street, Dublin 2, D02 EC59, 6 Liberty
 Lane, Dublin 8, D08 PC3F, 6A Liberty Lane, Dublin 8,
 D08 FX66, D02 EC59
**Additional Information**
**Proposal**: SHEC: Mixed use development comprising one retail unit & 17 Apartments.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 0387/25
**Application Type** Section 5
**Decision** Exempt
**Decision Date** 01/10/2025
**Applicant** Tracey Solicitors
**Location** 16/17, St. Andrew's Street, Dublin 2
**Additional Information**
**Proposal**: EXPP: Proposal to remove existing recessed entrance doorway from Andrew Street and replace with new semi recessed entrance door way.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 0388/25
**Application Type** Section 5
**Decision** Not Exemption
**Decision Date** 01/10/2025
**Applicant** Rev. Leonard Ruddock
**Location** Church of St. Matthew, Irishtown Road, Dublin, D04
 C753
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: Erection of a new church sign on the foundation of the previous church sign which was removed on an unknown date in the past.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 0389/25
**Application Type** Section 5
**Decision** Exempt
**Decision Date** 01/10/2025
**Applicant** IPUT PLC
**Location** 2-4 Wilton Park, Dublin 2
**Additional Information**
**Proposal**: EXPP: Installation/Alteration of plant on roof floor level and alterations to permitted plant enclosure screen at 4 Wilton Park which forms part of 2-4 Wilton Park complex.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 0390/25
**Application Type** Section 5
**Decision** Not Exemption
**Decision Date** 01/10/2025
**Applicant** Farmer Browns Eatery
**Location** 170, Rathmines Road Lower, Rathmines, Dublin, 6
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: Replacement of existing retractable demountable rectangular parasol with a aluminium structure pergola sun breaker at lower ground floor level to front.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 0394/25
**Application Type** Social Housing Exemption Certificate
**Decision** Grant Social Housing Exemption Cert
**Decision Date** 02/10/2025
**Applicant** Vincent McDonagh
**Location** Grianan, 37 Belgrave Road, Dublin 6, D06 KR22
**Additional Information**
**Proposal**: SHEC: Renovation, Refurbishment and extension of the main building. Also to include the construction of a new 3 bedroom family dwelling to the rear of the property, facing onto and with independent direct access to Killeen road.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 0409/25
**Application Type** Social Housing Exemption Certificate
**Decision** Grant Social Housing Exemption Cert
**Decision Date** 03/10/2025
**Applicant** Peter Dalton
**Location** 28 Dartmouth Walk (to the rear of 28 Dartmouth Square
 North), Ranelagh, Dublin 6, D06TW14
**Additional Information**
**Proposal**: SHEC: The development will consist of the demolition of existing vehicular access gate and the construction of a 4 Bedroom 3 Storey over basement residential mews house accessed from Dartmouth Walk.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 3346/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 02/10/2025
**Applicant** Robert Ffrench O'Carroll and Stephanie Menzies
**Location** 17 Herbert Park, Dublin 4
**Additional Information**
**Proposal**: PROTECTED STRUCTURE : The development consists of the demolition of a late 20th century extension to the rear , reconfiguration of ground floor wall openings to accomodate construction of a new open plan rear extension layout , enclosing a small garden space , extension includes a new rear hall with guest toilet , utility , leading to the flat roofed kitchen , pitched hip roofed living and dining space overlooking the rear garden , full width of the site . Celestory windows above the east boundary wall to the Orchard laneway , along the side of the house . Roof lights to kitchen , living area , with solar panels on the pitch roofed return , rear facing dormer and roof light to the attic floor , associated alterations to the garden wall facing the laneway . Repointing of the cement joints to the facades and re-tiling of the red clay tile roof and all associated site and ancillary works .

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 3366/25
**Application Type** Permission
**Decision** APPLICATION WITHDRAWN
**Decision Date** 29/09/2025
**Applicant** Lorena Hargrave
**Location** Montpelier, 64 Orwell Park, Rathgar, Dublin 6
**Additional Information**
**Proposal**: Demolition of the single storey garage to the side , two storey annexe to the side and the single storey conservatory to the rear and for the construction of a three storey extension to the side and a single storey extension to the rear. Works to include internal changes and site development works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB1248/25
**Application Type** Permission
**Decision** REQUEST AI EXT OF TIME
**Decision Date** 03/10/2025
**Applicant** Investments Ltd Partnership
**Location** 7A, Oakley Road, Dublin 6, D06 X5P0
**Additional Information**
**Proposal**: PROTECTED STRUCTURE:The development will consist of: The subdivision of the site with new boundary treatment to provide for: (1) New 3 storey infill dwelling, terrace to front at 2nd fl., front & rear open spaces, new boundary wall to side, new pedestrian access gate, 1 no. roof light to rear slope & flat profile roof lights on top flat roof, & bin store to front; (2) New external layout to the existing apartment building including sliding entrance gate & pedestrian entrance gate, existing plinth wall and railings to be repaired, 2 no. disabled parking spaces, covered bike store, bin store, boundary wall repairs & revised landscaping scheme; & (3) All associated works, including all necessary services connections. All at No. 7a Oakley Road, Dublin 6, D06 X5P0. The property is a protected structure (reference number 5944).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2822/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 29/09/2025
**Applicant** Trinity College Dublin
**Location** The Provost's House, The University Of Dublin Trinity
 College, College Green, Dublin 2, D02CX56
**Additional Information**
**Proposal**: PROTECTED STRUCTURE - We, Trinity College Dublin (c/o the Estates and Facilities Directorate, Trinity Central, 152 Pease Street, Dublin 2), intend to apply for permission for development to improve universal access at the Provost’s House, The University of Dublin Trinity College; a detached five-bay two-storey over basement house, built in 1759, with seven-bay single-storey flanking wings and a curved link corridor to the north connecting into House 1 on Parliament Square (protected structure reference 3240/2006 on the record of protected structures) as follows: • New external door opening centrally to the east elevation of the existing curved link corridor including a new high quality bespoke metal door with glazed sections, a level access threshold and automation as required. • 2no. new internal bespoke demountable ramps with a metal handrail detail and stone tile ramp finish. • New accessible shower room / WC to an existing (15m²) office with new lobby area, including storage, and new level access shower enclosure and WC with timber stud walls , doors on hold open devices and privacy film to existing window. New light fittings. • Door access and automation system controls to 4no. doors. • New permeable granite landscaped path (approximate length 162m, 1.8m width) to existing gravel area, path and raised flower bed area with new edge detail to be formed in either granite kerbs/ metal edging and timber railways sleepers as indicated including associated landscaping works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2823/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 29/09/2025
**Applicant** Aoife and Andrew Moran
**Location** 398, Harold's Cross Road, Dublin 6w
**Additional Information**
**Proposal**: The development will consist of the construction of a single storey mono pitched roof side extension to the existing house and all associated site works

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2827/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 30/09/2025
**Applicant** Carla & Hugh Crerar & HIggins
**Location** 8, Raphoe Road, Crumlin, Dublin 12
**Additional Information**
**Proposal**: The development will consist of a loft conversion including proposed dormer window extension and skylights to rear roof pitch along with the replacement of existing rear garage to provide ancillary habitable accommodation to the main house.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2829/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 30/09/2025
**Applicant** Caoimhe & Cathal Funge
**Location** 54 Priory Road, Dublin 6w
**Additional Information**
**Proposal**: The development will consist of the erection of a fully serviced 1st floor extension to the side and rear of existing dwelling all associated ancillary site works required.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2834/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 30/09/2025
**Applicant** Coolebridge Ltd.
**Location** No. 1 Ashdale Gardens (Eircode : D6WFC85) & Park
 House, Ashdale Road (Eircode : D6WR270)
**Additional Information**
**Proposal**: (i) The removal of 2 no. sheds; (ii) change of use and conversion of a part two-storey with attic level and over lower ground floor, former part residential and part creche / Montessori buildings, to use as a family hub. The development will comprise: 10 no. family hub ensuite residential accommodation units (1 no. at lower ground floor, 4 no. at upper ground floor, 4 no. at first floor, and 1 no. at attic level) and accessed from existing vehicular access from Ashdale Road and 2 no. existing pedestrian entrance gates along Ashdale Gardens; (iii) with communal and staff facilities including a manager’s office / staff room, a staff room, staff WC, a cleaner’s store, a community / meeting room, buggy storage, residents storage room, a communal kitchen, a dining room/playroom, laundry facilities, and a study room; Planning permission is also sought for interior and external works are proposed including: (iv) the provision of a window for the ensuite bathroom at lower ground floor level; (v) the provision of centrally located steps and hallway at lower ground floor, upper ground floor, and first floor levels; and, (vi) minor internal works. The proposal also comprises: (vii) covered cycle parking and Sheffield stand providing for a total of 10 no. bicycle parking spaces, 6 no. car parking spaces (including 1 no. accessible space and 2 no. EV charging spaces), 2 no. natural play areas, a meditation garden, 2 no. bin stores, (viii) and all associated engineering and landscaping works necessary to facilitate the proposed development.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2835/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 30/09/2025
**Applicant** The United States of America
**Location** Former Ballsbridge Hotel Site, Ballsbridge, Dublin 4.
 The application site is bound by Lansdowne Road to the
 north west and Pembroke Road to the south west
**Additional Information**
**Proposal**: The United States of America, intends to apply for planning permission for a period of 5 years for development at the former Ballsbridge Hotel site, Ballsbridge, Dublin 4. The application site is bound by Lansdowne Road to north west and Pembroke Road to the south west. The proposed development will consist of: - The provision of a temporary surface level car park for staff/service vehicles associated with the Embassy of the United States; - The car park comprises a total of 40 no. spaces (26 no. staff and 14 no. service vehicles) with vehicular access off Lansdowne Road and pedestrian access off Pembroke Road; - The proposal includes lighting, boundary treatments, landscaping and all associated site works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2836/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 30/09/2025
**Applicant** Eirgo Limited
**Location** Foley's Bar, 1 Merrion Row, Dublin 2
**Additional Information**
**Proposal**: The development will consist of: (i) Replacement of existing, non-original shop front with new painted hardwood shop front, stone plinth and restoration of historic signage; (ii) Replacement of non-original PVC windows at upper floors (first, second and third) with traditional hardwood vertical sliding sash windows with thin double-glazed units; (iii) Tinting of non-original Flemish bond brick to the third-floor façade. (iv) Replacement of concrete paving to footpath with native granite stone.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2838/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 30/09/2025
**Applicant** Gemma & Kevin Barrett
**Location** 27, Brighton Avenue, Rathgar, Dublin 6
**Additional Information**
**Proposal**: We, Gemma & Kevin Barrett intend to apply for permission for development at No. 27 Brighton Avenue, Dublin 6, D06 DX76. Permission is sought for an amendment to the previously granted planning application WEB1511/25. The development will consist of the construction of a higher section of flat roof in the centre of the permitted single storey extension. The proposed parapet will align with the existing eaves level and it is proposed to have high level windows on 2 sides. This proposal is in lieu of Condition 3 of the granted application WEB1511/25. This flat roof will feature as a double height space at ground floor level and there will be no habitable first floor in the extension to the rear of the original house. Permission is also sought for an additional 3 sqm to the first floor side extension to the front.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2853/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 02/10/2025
**Applicant** Trinity College University of Dublin
**Location** 3, Grand Canal Quay, Dublin 2, D02 WC65
**Additional Information**
**Proposal**: The development will consist of: The alteration and re-use of the existing former warehouse building at no 3 Grand Canal Quay to create a new digital library for Trinity College Dublin. Alteration of the existing building east gable to create a new entrance façade including glass windows and screens and backlit glazing elements, refurbishment and repair of the existing south elevation including upgrade or replacement of windows, alteration of west end of building and adjacent store workshop to create a new fire exit and service entrance. Existing roof to be retained but modified to provide additional roof top plant space, ventilation outlets and photovoltaic panels and upgrade of roof glazing and roof safety access systems. External paved areas to the front of the building on Grand Canal quay to be altered as part of the new entrance and interface with the paving to adjacent buildings. Internal floor and column structures to be removed and replaced with new structure to create 3 floors of open plan research and digital library space within the existing external envelope at basement, ground and mezzanine levels arranged around an internal void space or atrium.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2859/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 02/10/2025
**Applicant** Hazel Dooley
**Location** 33, Marlborough Road, Donnybrook, Dublin 4
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: New front railings c/w stone plinths, with vehicular and pedestrian gates, a domestic bin enclosure and new landscaping and for repointing the front façade, all to the front of an existing three-storey terraced house.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2864/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 03/10/2025
**Applicant** Patagonia Europe Cooperatief
**Location** 24-26 Exchequer Street, Dublin 2, D02 X996
**Additional Information**
**Proposal**: The development will consist of the provision of a pair of decorative metal security gates at the entrance of the shop.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5247/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 29/09/2025
**Applicant** Ciaran Bolger & Catherine Moran
**Location** No. 5 Leahy's Terrace, Sandymount, Dublin 4
**Additional Information**
**Proposal**: The development will consist of the provision of a new vehicular entrance to the front of the property, including alterations to the existing footpath and kerb, and the alteration of sections of the existing railings, together with all associated site works, to provide off-street parking within the existing property boundary.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5252/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 29/09/2025
**Applicant** Javelin Developments Limited
**Location** 3 Ailesbury Road, Ballsbridge, Dublin 4, D04 R6P7
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: The erection of a 9 m. high 140 mm to 65 mm diameter flagpole within the building forecourt to include all associated site works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5261/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 30/09/2025
**Applicant** Drewsman Properties Limited
**Location** Site to rear of 153, Rathgar Road, Dublin 6, D06 T992
**Additional Information**
**Proposal**: PROTECTED STRUCTURE for construction of 3 bed 2 storey over basement dwelling, with amended landscaping & site works with provision for bicycle and bin storage is made within the site. The site is within the curtilage of a Protected Structure at No. 153 Rathgar Road by Drewsman Properties Limited

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5268/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 01/10/2025
**Applicant** Christopher Kennedy Philippa Stokes
**Location** 79, Wellington Road, Ballsbridge, Dublin 4
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: The development will consist of repair and preservation of the brick to the front facade including re-pointing.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5271/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 02/10/2025
**Applicant** Claire O'Donoghue Paul O'Reilly
**Location** 32 Dolphin Road, Drimnagh, Dublin 12
**Additional Information**
**Proposal**: Demolition of existing garage to side, and construction of; new two-storey extension to side with hipped roof, tiled to match existing, new dormer to rear roof, 2no. roof-lights to side roof, new bike and bin store to front, single-storey garden room and relocation of gated access to shared laneway to rear, and all associated drainage and landscaping works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB5273/25
**Application Type** Retention Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 02/10/2025
**Applicant** Capital Estates Management Limited
**Location** 6-9 Camden Place, No. 16 Camden Street and Nos. 2 - 6
 Camden Villas,, Camden Street, Dublin 2.
**Additional Information**
**Proposal**: RETENTION PERMISSION: Temporary retention permission for single storey laundry room extension adjacent to Nos. 4 & 5 Camden Villas for use as part of an existing guest house / hostel currently leased to Dublin City Council for use as Emergency Accommodation

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEBPWSDZ1571/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 30/09/2025
**Applicant** Pembroke Beach DAC
**Location** Former Irish Glass Bottle & Fabrizia Sites, Poolbeg
 West, Dublin 4
**Additional Information** Additional Information Received
**Proposal**: Pembroke Beach DAC intends to apply for permission for development for a 228 No. bedroom Hotel development (referred to as Phase 2B) (including a café, licenced bar / restaurant, business centre and ancillary elements) on this site of 15.06ha including lands known as the former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily on a net site area of 0.211ha (identified as within the 'A1 Lands') in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019) (as amended). The overall site is bounded to the: north-west by Sean Moore Road; north-east by South Bank Road; south-east by Dublin Port lands and Dublin Bay; and south-west by Sean Moore Park. The overall site subsumes the 4.3ha site of the 'Infrastructure Permission' (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year Permission) on 28 January 2020, permitting streets, transportation, water services and utilities' infrastructure; public realm and public amenity spaces (including the Village Green and Dog Park); and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the Poolbeg West SDZ Planning Scheme (2019) (as amended) as approved by An Bord Pleanála. The proposed Phase 2B Hotel Scheme development will consist of: • Construction of a 228 No. bedroom Hotel development ('Block Q') (10,593 sq m GFA (excluding basement)) comprising a 20 No. storey landmark tower (with set-back storey at Sixteenth Floor Level 16) over two levels of basement (2,054 sq m), to provide: Hotel and ancillary uses, café, licenced bar / restaurant and ancillary spaces, business centre; and ancillary back-of-house facilities / spaces (including ESB Substation and associated ancillary rooms, bin store, laundry store, staff changing rooms, staff canteen, staff office and sprinkler tank and associated spaces). • Provision of 8 No. car parking spaces (including 1 No. accessible car parking spaces) and 1 No. service vehicle delivery bay at Basement Level -01, provision of 24 No. secure long-stay bicycle parking spaces for staff at Basement Level -01, and provision of 16 No. new short-stay bicycle parking spaces at surface level for visitors and provision of 1 No. new cargo bicycle parking space at surface level to service the proposed Hotel. • Amendment of the permitted Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24) and Phase A Commercial Scheme (Reg. Ref. PWSDZ3798/24): • In those external landscaped areas at Ground Floor Level in the immediate curtilage of the proposed Phase 2B Hotel Scheme site (including 'Gabbard Street' and 'South Bank Link Street') (within the focused site area) to facilitate amendments to permitted layouts, including the omission of 1 No. permitted EV-charging car parking space, the relocation of 1 No. accessible car parking space and 1 No. EV-charging car parking space, the relocation of 20 No. permitted short-stay bicycle parking spaces; provision of 1 No. new loading / pick-up/drop-off bay; addition of an access point on South Bank Link Street for proposed ESB substation, materials, urban tree locations and landscaping; • At substructure level to facilitate connections for vehicular movements, pedestrian movements and services between the permitted and proposed substructures. Accessing and servicing of the proposed Phase 2B Hotel Scheme development will be by way of 'Gabbard Street' (previously permitted under the Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24) and the Phase A Commercial Scheme (Reg. Ref. PWSDZ3798/24) and also by the permitted vehicular ramp on 'Ouzel Street' to / from the basement of the permitted Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24). This Application will be accompanied by a Natura Impact Statement (NIS).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area 1
Appeals Notified**

**Area** Area 1 - South East
**Application Number** WEB2619/25
**Appeal Type** Written Evidence
**Applicant** Badlands Developments Limited
**Location** 166A Shelbourne Road, Ballsbridge, Dublin 4, D04 NN88
**Additional Information**
**Proposal**: (i) at basement floor level - removal of external and internal walls and construction of new floor level within a revised and reconfigured building footprint; (ii) at ground floor level - removal of northern and western external walls, partial removal of eastern external wall to River Dodder, removal of all internal wall partitions, extension of the internal floor area and provision of a new outdoor terrace along the River Dodder; (iii) removal of existing chimney, elevational alarm panels/glazing/lighting/signage and boundary gate/railings to Shelbourne Road; (iv) construction of a five storey extension of contemporary design and finish atop the existing single-storey building to include amenity roof terrace with swimming pool; and, (v) all ancillary works necessary to facilitate the development inclusive of structural works, new stair/lift cores, ESB substation, elevational planting and drainage works. The resulting six storey over basement level building will accommodate a bar/café at ground floor level, a restaurant at first floor level and a 24 no. bedroom boutique hotel from second to fifth floor level with ancillary plant, staff area, bin store and bicycle parking area at basement level. The application is accompanied by a Natura Impact Statement (NIS).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2633/25
**Appeal Type** Written Evidence
**Applicant** Klairon Construction Limited
**Location** 69-71 Morehampton Road, Donnybrook, Dublin 4, D04K2W8
**Additional Information**
**Proposal**: CHANGE OF USE at first floor level from office/medical use to residential use, to form a 2 bedroom apartment (138sqm) accessed from existing entrance on Marlborough Road with alterations to existing rear first floor windows consisting of the removal of wall from cill to ground level and the formation of fully glazed doors providing access to a new 43sqm 1st floor terrace formed by enclosing open flat roof with 1.8 metre high opacified glazed screens; and all ancillary site works at 69–71 Morehampton Road, Donnybrook, Dublin 4 D04 K2W8.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2644/25
**Appeal Type** Written Evidence
**Applicant** PAJC Garville Limited,
**Location** Rear 58 & 60 Garville Avenue Upper, accessed from
 Garville Lane Upper, Rathgar, Dublin 6
**Additional Information**
**Proposal**: The development will consist of: a) Removal of existing fencing, gates and site clearance; b) Construction of 2 no. 2 storey, 2 bedroomed dwellings; c) Cycle parking & bin storage; & d) All associated site works including all boundary treatments, hard and soft landscaping, associated external alterations and connections to services and utilities.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2671/25
**Appeal Type** Written Evidence
**Applicant** Peter O'Reilly
**Location** 59 Morehampton Road, Donnybrook, Dublin 4, D04 XV63
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Proposed development at 59 Morehampton Road, Dublin 4 (Protected Structure RPS ref. 5338) The development will consist of change of use from bank/credit union to dwelling, to include a) refurbishment works and alterations to internal layout; b) alterations to roof profile on modern staircase extension to rear with new zinc-cladding to replace the existing glazed roof and façade; c) alterations to existing window on rear return (basement level) to create glazed door to rear yard; d) removal of modern access ramp to front of house and reconfiguration of front external entrance steps to replicate historic configuration of these steps, with associated landscaping alterations to front garden; e) introduction of external steps from rear basement lightwell to rear yard; f) introduction of PV panels on south-facing roof slope to rear of building. The development will include an extension (2.5 sq. metres) of the staircase half-landing below first floor level.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB2685/25
**Appeal Type** Written Evidence
**Applicant** Zara Fonseca-Kelly and Alison Hickey
**Location** 10, Pembroke Park, Dublin 4
**Additional Information**
**Proposal**: Widening of the existing vehicular access & the construction of a dormer window to the upper roof at the rear of 10 Pembroke Park, Dublin 4, D04 E7Y0 and all associated ancillary site works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area 1
Appeals Decided**

**Area** Area 1 - South East
**Application Number** WEB1543/25
**Appeal Decision** GRANT PERMISSION
**Appeal Decision Date** 01/10/2025
**Applicant** Aiden O'Connell & Evelyn Slye
**Location** 50, Derrynane Gardens, Dublin 4
**Additional Information**
**Proposal**: Permission is sought for an extension to a terraced dwelling. The development will consist of construction of – a ground floor pitch roof extension to front of the dwelling and a canopy over the front door, new double glazed windows and door with change to window type to front of the dwelling, first floor pitch roof extension to rear of the dwelling - part over an existing ground floor extension and part cantilever over garden, 2no. velux rooflights to rear, and internal modifications at ground and first floor levels.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB1604/25
**Appeal Decision** REFUSE PERMISSION
**Appeal Decision Date** @03/10/2025
**Applicant** Peachbeach ULC
**Location** 15-16 Baggot Street Lower , Dublin 2 . D02AV91
**Additional Information**
**Proposal**: The proposed development will consist of: The demolition of the existing one to three storey buildings at Nos. 15-16 Baggot Street Lower (2,619 sqm); and the construction of a six-storey building over basement (703 sqm) with roof level plant room (65 sqm) (total gross floor area 5,550 sqm). The proposed development will accommodate a mixed-use development comprising: a 113 no. bedroom hotel with associated terraces on north and south elevations at fourth floor level and on all elevations at fifth floor level, reception and ancillary café/restaurant located at ground floor and lower ground floor level accessed from Baggotrath Place with secondary entrance from Baggot Street Lower (4,998 sqm); and retail unit at ground floor level accessed from Baggot Street Lower (457 sqm); with ancillary cycle parking at basement level, plant room, bin storage, water tank, signage, SuDs features including green and blue roof provision, substation and all ancillary site development and excavation works above and below ground.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** WEB1685/25
**Appeal Decision** REFUSE RETENTION PERMISSION
**Appeal Decision Date** 30/09/2025
**Applicant** Dartry Healthclub Ltd.
**Location** Dartry Health Club, 31 Palmerston Gardens , Dartry,
 D06FX39
**Additional Information**
**Proposal**: RETENTION: The development consists of: Proposed extension of time to the temporary retention permission for previously approved reg .ref. 3264/21: Stretched Skin Structure, supported by steel columns, which accommodates silent fitness classes on the grounds of Dartry Health Club; Classes to take place Monday - Friday 7am - 8.15pm, Saturday 9am- 4pm, Sunday 10am - 1.20pm; and 3985/22 10ft Shipping container wrapped in artificial foliage to cater for gym classes; and all associated site and landscaping works

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

WEEKLY PLANNING LISTS

**Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

 (b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

**Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**





Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

39/25

(29/09/2025-05/10/2025)

WEEKLY PLANNING LISTS

**Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

 (b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

**Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**



**Area** Area 1 - South East
**Application Number** 0423/25
**Application Type** Social Housing Exemption Certificate
**Applicant** Rocko Ventures Ltd
**Location** 36 Margaret Place, Dublin 4, D04 Y959
**Registration Date** 29/09/2025
**Additional Information**
**Proposal**: SHEC: Demolition of existing single storey extension and garden wall and construction of 1 no. 2-bed duplex apartment and 1 no. 1- bed apartment.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 0425/25
**Application Type** Social Housing Exemption Certificate
**Applicant** Drewsman Properties Limited
**Location** Site to rear of 153 Rathgar Road,, Rathgar, Dublin 6,
 (Onto Frankfurt Avenue)
**Registration Date** 30/09/2025
**Additional Information**
**Proposal**: SHEC: For construction of 3 bed 2 storey over basement dwelling, with amended landscaping and site works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 0426/25
**Application Type** Social Housing Exemption Certificate
**Applicant** Sonia Gleeson
**Location** Rear of 23 Harrington Street and to the side of 12
 Stamer Street, Dublin 8
**Registration Date** 30/09/2025
**Additional Information**
**Proposal**: SHEC: Retention permission is sought for the demolition of a single storey shed structure to the rear of No. 23 Harrington Street and to the north of No. 12 Stamer Street. Permission is sought for alterations to a previously granted residential development under Reg. Ref. 3815/23. The alterations proposed include: (i) construction of 2 no. three-storey over basement semi-detached residential dwellings (1 no. 3 bed unit (House Type A) and 1 no. 4 bed unit (House Type B). (ii) House A provides for private open space at basement and ground floor with a terrace at second floor level (totalling 36.2 sqm) and House B provides for private open space at ground floor level with a terrace at second floor level (totalling 40.7 sqm). (iii) Provision is made for bin stores and secure bicycle parking spaces for each unit within the curtilage of the site. (iv) The proposal also includes alterations to the existing boundary wall including the omission of the existing vehicular entrance to provide for a pedestrian entrance to House A and separate pedestrian entrance to House B; and (v) all associated works, including boundary treatments, landscaping, drainage and engineering works necessary to facilitate the development.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_



Dublin City Council

SECTION 5 EXEMPTIONS

39/25

(29/09/2025-05/10/2025)

WEEKLY PLANNING LISTS

**Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

 (b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

**Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**



**Area** Area 1 - South East
**Application Number** 0432/25
**Application Type** Section 5
**Applicant** Goverment of Switzerland
**Location** 6 Ailesbury Road, Dublin 4, (Embassy of Switzerland &
 Austria) D04 W205 & 8 Ailesbury Road, Dublin 4,
 (Residence of Swiss Ambassador to Ireland), D04 X0N0
 **Registration Date** 02/10/2025
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: Proposed investigative / opening-up & maintenance works to include: opening-up of internal building fabric for inspection including walls, floors and ceilings in selected locations at ground 1st and 2nd floor levels. All locations are to be reinstated following design team inspections. Maintenance works to be carried out to roof, gutters and downpipe. Trial borehole to be drilled in rear garden to explore feasibly of geothermal renewable heating system.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 0433/25
**Application Type** Section 5
**Applicant** Robert and Marie Kortenhorst
**Location** Rear of No. 75 Leinster Road, Dublin 6. (Fronting
 Grosvenor Lane)
**Registration Date** 02/10/2025
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: Whether the removal of communal open space associated with 13 residential units in a multiple occupancy building (a protected structure) to the rear of No. 75 Leinster Road, Dublin 6, is or is not development and is or is not exempted development.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 1 - South East
**Application Number** 0434/25
**Application Type** Section 5
**Applicant** John Walsh
**Location** 8 Mountpleasant Avenue Upper, Ranelagh, Dublin 6
**Registration Date** 03/10/2025
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: Temporary opening formed in rear blockwork boundary wall to Alma Court; temporary opening formed in a shared boundary wall with No. 7 Mountpleasant Avenue Upper for the purposes of construction in No. 7 Mountpleasant Avenue Upper (A Protected Structure) for approved works under Ref.: 4280/24. Works are proposed to provide rear access to No. 7 and eliminate risk of construction damage to the Protected Structure from construction access via the front. All to be reinstated on completion.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_